



UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA

DEUTSCHE BANK NATIONAL
TRUST COMPANY, } No. CV 12-4844 UA (DUTYx)
v. Plaintiff, } ORDER SUMMARILY REMANDING
DANITA E. PATTERSON, } ACTION TO STATE COURT
Defendant. }

The Court will remand this "Verified Complaint for Unlawful Detainer (residential) (demand for complaint is less than \$10,000.00) Action Based on Code of Civil Procedure Section 1161a," Case No. 12 U000943, to state court summarily because Defendant removed it improperly.

On June 1, 2012, Defendant Danita A. Patterson, having been sued in what appears to be a routine unlawful detainer action in California state court, lodged a Notice of Removal of that action to this Court and also presented an application to proceed *in forma pauperis*. The Court has denied the latter application under separate cover because the action was not properly removed. To prevent the action from remaining in jurisdictional limbo, the Court issues this Order to remand the action to state court.

Simply stated, Plaintiff could not have brought this action in federal court in the first place, in that Defendant does not competently allege facts supplying either diversity or federal-question jurisdiction, and therefore removal is improper. 28 U.S.C. § 1441(a);

1 *see Exxon Mobil Corp v. Allapattah Svcs., Inc.*, 545 U.S. 546, 563, 125 S. Ct. 2611, 162
2 L. Ed.2d 502 (2005). Even if complete diversity of citizenship exists, the amount in
3 controversy does not exceed the diversity-jurisdiction threshold of \$75,000. *See* 28
4 U.S.C. §§ 1332, 1441(b). On the contrary, the unlawful-detainer complaint recites that
5 the amount in controversy does not exceed \$10,000.

6 ~~Nor does Plaintiff's unlawful detainer action raise any federal legal question. See~~
7 28 U.S.C. §§ 1331, 1441(b).

8 Accordingly, IT IS ORDERED that (1) this matter be REMANDED to the
9 Superior Court of California, Los Angeles County, Santa Monica Courthouse, 1725
10 Main Street, Santa Monica, California 90401 for lack of subject matter jurisdiction
11 pursuant to 28 U.S.C. § 1447(c); (2) that the Clerk send a certified copy of this Order to
12 the state court; and (3) that the Clerk serve copies of this Order on the parties.

13 IT IS SO ORDERED.

14 DATED: June 12, 2012
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16 *APC:am*
17 AUDREY B. COLLINS
18 Chief United States District Judge
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20 Presented by:
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23 /S/ FREDERICK F. MUMM
24 FREDERICK F. MUMM
25 United States Magistrate Judge
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